

Minutes of Board of Adjustment Meeting
held Tuesday, December 20, 2022, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER:

Chairperson Alexi Gonzalez called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Alexi Gonzalez
Vice-Chairperson: Owen Curley
Board Members: Jeff Truhlar John Moreland Todd Smith
Alternates: Jennifer Williams

Senior Planner Christian Popoli and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on December 6, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#22-100122**
Applicant/Owner: David Plummer
Property Address: 120 5th Street North
Parcel ID: 173787-0000

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(3)d,2, for a minimum unit size of 700 square feet in lieu of 900 square feet required for a two bedroom multi-family unit; 34-343(e)(3)a, for a front yard setback of 1 foot in lieu of 10 feet minimum; 34-373(c), for no turning and maneuvering space and back out parking into alley in lieu of providing turning and maneuvering space without backing into alley; 34-373(d), for no parking setback in lieu of 5 feet minimum; 34-373(f), for gravel parking in lieu of paved parking; 34-377, for 5 parking spaces in lieu of 10 spaces required; and 34-425(b), for no vehicular landscaping in lieu of all required landscaping to rectify existing non-conformities and allow for the addition of two new multi-family units to an existing nonconforming commercial building.

Senior Planner Christian Popoli asked for a deferral of the item until February 7, 2023.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to defer BOA#22-100122 until February 7, 2023.

Discussion: None

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez
The motion passed unanimously.

B. Case Number: **BOA#22-100131**
Applicant/Owner: Robert Sherman
Agent: Kevin Fitzgerald, KMS Systems
Property Address: 1103 15th Avenue North
Parcel ID: 175361-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum to allow for the addition of a new rear patio to an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: No applicant or agent came forth to speak on the item.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Curley, to defer BOA#22-100131 until January 3, 2023.

Discussion: None

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, Todd Smith, John Moreland, Alexi Gonzalez
The motion passed unanimously.

C. Case Number: **BOA#22-100132**
Applicant/Owner: Meghan Leslie
Property Address: 804 16th Avenue South
Parcel ID: 179784-0200

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for the addition of a new rear pool patio addition at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Meghan Leslie, 804 16th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-100132 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, John Moreland, Owen Curley, Alexi Gonzalez
The motion passed unanimously.

D. Case Number: **BOA#22-100134**
Applicant/Owner: Ralph Bennett
Property Address: 111 8th Avenue South
Parcel ID: 176061-0020

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 5 feet for the easterly side yard and 5'6" for the westerly side yard in lieu of 10 feet minimum; and 34-340(e)(3)c.3 for a rear yard setback of 5 feet in lieu of 30 feet minimum, 34-373(a)(1), for residential parking spaces 15 feet deep and 8 feet wide in lieu of 17 feet deep and 9 feet wide minimum; and 34-373(d), for a parking setback of zero (0) feet from the west side yard in lieu of 5 feet minimum; to allow for the addition of a second two-story multi-family structure.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Ralph Bennett, 111 8th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot and shape.

A brief discussion about the driveway, lot shape, and house height ensued.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-10034 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size, shape, building height, and parking.

Roll Call Vote: Ayes – Todd Smith, John Moreland, Owen Curley, Jeff Truhlar, Alexi Gonzalez
The motion passed unanimously.

E. Case Number: **BOA#22-100135**
Applicant/Owner: Eric Knorr
Agent: Michael Hoherchak, Anthony & Sylvan Pools
Property Address: 534 14th Avenue South
Parcel ID: 176872-0010

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 51% in lieu of 35% maximum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Michael Hoherchak, 1956 Silver Hawk Drive, Jacksonville, stated the hardship was a nonconforming lot.

A brief discussion ensued about the measurement point and moving the pool.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-100135 for lot coverage of 51%, and require that the design be amended to move the pool 1 foot in the rear based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez

The motion passed unanimously

F. Case Number: BOA#22-100137

Applicant/Owner: Scott & Dina Vickers
Agent: Jim Batts, The Batts Company
Property Address: 3266 Antigua Drive
Parcel ID: 180949-1075

City of Jacksonville Beach Land Development Code Section(s): Ordinance No. 2002-7843, for lot coverage of 47% in lieu of 45% maximum (per PUD Standards), to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item, but Mr. Curley noted the house was located in his neighborhood.

Agent: Jim Batts, 225 Tallwood Road, Jacksonville Beach, stated the hardship was the PUD standards.

A brief discussion ensued about the conservation area and HOA approval.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100137 for lot coverage of 43% only based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, Todd Smith, John Moreland, Alexi Gonzalez

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

Mr. Popoli stated they would conduct the elections at the second meeting in January. He added Matt Metz was selected as the second alternate.

The next scheduled meeting is Tuesday, January 3, 2022, at 6:00 P.M. There are three scheduled cases.

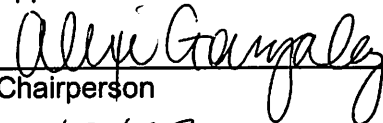
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:35 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

1/3/23
Date